



Council Chambers
4600 So. Weber River Drive
Riverdale, Utah 84405

Minutes of the **Work Session** of the **Riverdale City Planning Commission** held Tuesday, **August 11, 2015** at 6:00 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Steve Hilton, Vice Chairman
 Kathy Eskelsen, Commissioner
 David Gailey, Commissioner
 Michael Roubinet, Commissioner
 Cody Hansen, Commissioner
 Lori Fleming, Commissioner

Excused: Blair Jones, Chairman

Others Present: Michael Eggett, Community Development Director

No members of the public were present.

Commissioner Hilton welcomed the Planning Commission members to the work session stating for the record that all were in attendance, with the exception of Blair Jones, who is excused.

Reports: No community development report was discussed in this meeting.

Commissioner Hilton stated the first agenda item is:

B. Discussion Regarding proposed amendments for Title 10: Chapter 16, 21, and 25.

Mr. Eggett reviewed the Executive Summary regarding proposed language amendments to Title 10 Chapter 16 “Signs”, Chapter 21 “Subdivisions”, and Chapter 25 “Development in All Zones”.

Mr. Eggett first discussed the changes to Title 10 Chapter 16, as proposed by the City Attorney, relative to timelines of political sign posting and other minor changes relative to political signs concerns.

Mr. Eggett then discussed the changes to Title 10 Chapter 21 and Chapter 25, as proposed by the Community Development Department, regarding project improvement warranty administration as found within each chapter respectively. Proposed amendments included changing the warranty period of any development improvements

from two years to one year to be in alignment with Utah State Codes, the addition of new language indicating that a subdivider or developer may have a legal representative present development plans on the subdivider/developer's behalf, and the addition of improvement performance requirements language to Title 10, Chapter 25, Section 7 by using language already found in Title 10, Chapter 21, Section 6 of the City Code.

Commissioner Fleming noted concerns relative to removing language associated with the placement of political signs sixty days prior to an election. Commissioner Fleming stated there may be concerns associated with signs staying up for a lengthy period of time throughout the City and suggested the addition of some kind of timeline that may be more accommodating. Commissioner Fleming further noted concerns relative to the potential for excessive placement of political signs throughout the City for any extended period of time and how that may impact the street views of the City. Mr. Eggett explained that, per his understanding from the City Attorney, this is a public property and free speech matter and encouraged the members of the Planning Commission and/or the public who may be interested to contact the City Attorney if they have any follow-up questions regarding these proposed changes.

C. Set Public Hearing Dates for Proposed Amendments.

Mr. Eggett discussed the need to schedule a public hearing for these proposed changes to the City Code, if the Planning Commission is comfortable with the proposed amendments. Mr. Eggett suggested that the public hearing would be advertised for August 25th at 6:30 PM. Commissioners Hilton and Fleming discussed the potential for members of the public to have interest in the sign ordinance revisions and requested that the City Attorney provide a legal review of the sign ordinance proposed amendments to the Planning Commission that is also available to the public for review prior to the next meeting's consideration of proposed amendments. The Planning Commission agreed unanimously to move forward with the notice and posting for the public hearing for August 25th, 2015 at 6:30 PM to consider the proposed changes to the City Code as noted in this meeting.

D. Discretionary Items.

Commissioner Hilton invited discussion regarding any discretionary items. Mr. Eggett discussed discretionary items including an upcoming training opportunity for Planner's Day through the annual Utah League of Cities and Towns convention held in Salt Lake City, City administration's efforts to participate in a Federal Resiliency Grant request to gain funding to restore and improve areas of shoreline along the Weber River in an effort to protect property interests in the City, and the future plans for meetings of the Riverdale Park Committee. Commissioner Gailey noted that he had concerns regarding heat risks of playground equipment and encouraged the Riverdale Park development contractor to plan for playground equipment that doesn't heat up and potential injure users of the

equipment. Mr. Eggett briefly discussed the current status of RDA development areas in the City.

E. Adjournment.

There being no further business, the Planning Commission adjourned at 6:26 PM.

Approved:

Blair Jones, Chairman

Attest:

Mike Eggett
Community Development Director